



Officer Report

Application Number:	HGY/2023/2506
Application Type:	Approval of details reserved by a condition
Address:	46 Priory Road, Hornsey, London, N8 7EX
Proposal:	Approval of details pursuant to conditions 3 (Material) attached to planning permission ref: HGY/2022/2086
Case Officer:	Mark Chan
Valid Date:	02/11/2023
Applicant:	Mr Paul Mcilroy
Agent:	Mr Michael Rees

RECOMMENDATION

Approve

Relevant Planning and Enforcement history

1.1 HGY/2022/2086 – Demolition of existing single storey rear projection. Erection of single storey rear and side extensions, elevational alterations on flank elevation, provision of a refuse store with gates/piers and works to boundary wall. Subdivision of ground floor into two separate self-contained flats. Granted permission 04/10/2022.

1.2 OLD/1946/0166 – To be converted into three flats. Granted permission 23/10/1946.

2. Consultation response

2.1 No response was received following consultation on the application.

3. ANALYSIS/ASSESSMENT

3.1 Condition 3 reads:

Samples or specifications of the materials to be used for the external surfaces of the proposed extensions shall be submitted to, and approved in writing by, the Local Planning Authority before any above ground development is commenced. Samples should include sample panels, brick types and a roofing material sample, combined with a schedule of the exact product references.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted, in the interests of visual amenity, consistent with Policy SP11 of Haringey's Local Plan Strategic Policies 2017 and Policy DM1 of the Development Management DPD 2017.

3.2 The applicant has provided the information described below in respect of the above referenced conditions:

- Site Location Plan
- Block Plan
- Planning Statement including materials for key external surfaces
- Exterior materials palette
- Brickwork to new outrigger

3.3 The submitted planning statement has demonstrated the materials for the key external surfaces of the proposed building.

- Front elevation brickwork – Retained as existing.
- Flank elevation brickwork to garden wall – Imperial Reclamation Weathered Soft Red Brickwork to match existing.
- Rear outrigger – Red Wienerberger Sandown Class B Perforated Brick 65mm.
- Rear elevation – VM Pigmento Blue Zinc cladding to second half of ground floor rear extension, to sit alongside white linear brick and below existing red brick main building.
- Rear white timber sash windows – Retained as existing.
- New rear elevation windows – White Reynaers Slimline SL68 system powder coated aluminium windows and doors.

3.4 The Council's Officer has reviewed the above documentation and deemed it acceptable in respect of the requirements of Condition 3.

3.5 As such, the submitted details are hereby approved in respect of Condition 3.

4. RECOMMENDATION

GRANT DISCHARGE OF CONDITION 3